

D - 89247 js

WARRANTY DEED

PREPARED BY:  
SIDNEY M. KATZ, ATTY.  
4041 KNIGHT-ARNOLD ROAD  
MEMPHIS, TENN. 38118

GARY LEE AUSTIN AND WIFE, JOYCE L. AUSTIN GRANTOR

TO

DELBERT L. GREGORY AND WIFE, SONDR K. GREGORY GRANTEE

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged GARY LEE AUSTIN AND WIFE, JOYCE L. AUSTIN does hereby sell, convey and warrant to DELBERT L. GREGORY and wife SONDRA K. GREGORY as tenants by the entirety with the right of survivorship and not as tenants in common the land in DeSoto County, Mississippi, described as follows, to-wit:

Lot 584, Section "C", in REVISED GREENBROOK Subdivision on Section 19, Township 1 South, Range 7 West as shown by the plat recorded in Plat Book 11, Page 13-14, in the Office of the Chancery Clerk of said County.

Being the same property conveyed to the Grantors by Warranty Deed of record in Deed Book 135, Page 626, in said Chancery Clerks Office.

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, and their good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated July 14, 1978, and filed for record July 17, 1978, in the office of the recorder of Deeds of Desoto County, Mississippi, in Book 228, Page 166, a Note of even date thereby secured, in the original principal amount of \$38,500.00 payable to National Mortgage Company, which the debt the Grantee herein assumes and agrees to pay as part payment of the purchase price.

The Grantee further hereby assumes the obligations of GARY LEE AUSTIN AND WIFE, JOYCE L. AUSTIN, under the terms of the instruments creating the loan to indemnify the VETERANS ADMINISTRATION to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The Grantors herein, hereby convey to the Grantees all their right, title, and interest, in and to the escrow account established in connection with the loan secured by Deed of Trust, recorded in Book 228, Page 166, in said Register's Office, payment of which Deed of Trust is hereby assumed by the Grantees.

The warranty in this deed is subject to subdivision and zoning regulations in effect and the restrictive covenants and Flowage Easements shown on the recorded plat of said subdivision.

Possession will be given on delivery of this deed, with taxes for 1980 to be pro-rated between the parties.

Witness the signature of the Grantor this the 3rd day of APRIL 19 80.

Property address:  
870 Rockwall Cove  
Southaven, Mississippi 38671

Gary Lee Austin  
GARY LEE AUSTIN  
Joyce L. Austin  
JOYCE L. AUSTIN

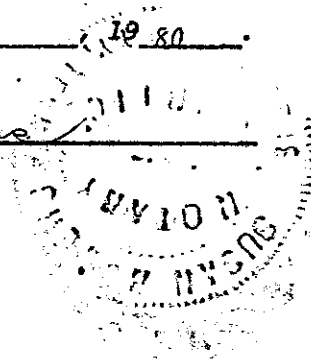
STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me \_\_\_\_\_, the undersigned \_\_\_\_\_ in and for said County, the within named GARY LEE AUSTIN and JOYCE L. AUSTIN his wife, who acknowledged that They signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 3rd day of APRIL 19 80.

Susan Rogers

My commission expires June 14, 1980



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 15 minutes A M. 10 day of Apr 1980, and that the same has been recorded in Book 46 Page 687 records of WARRANTY DEEDS of said County.  
Witness my hand and seal this the 10 day of April 1980.  
Fee \$ 2.50 Pd.  
SEAL H. G. Ferguson CLERK